



TOWN OF GOSHEN

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**Martin J Connor, AICP, Town Planner/Zoning and Inland
Wetlands Enforcement Officer**

To: Planning & Zoning Commission
From: Martin J. Connor, AICP
Subject: Activity Report
Date: April 25, 2023

8-24 Recommendation Referral on proposed acquisition of vacant property owned by Alfred E Wright & Peter Fay, Sharon Turnpike, Assessor's Map 06-008 076: Met with 1st Selectman, Public Works Director and Fire Chief regarding this land acquisition. Made site walk to property. Wrote memo to Board of Selectmen regarding the 8-24 referral process. Reviewed concept plan for property improvements with Public Works Director. Reviewed Soil Scientist's Report. Wrote memo to PZC recommending that the PZC make a favorable recommendation to the Board of Selectmen on land purchase.

Jeremiah Sattazahn for Regional School District #6, 50 North Street, 12' x 24' pavilion for an outdoor teaching space and shade for playground area:

Jeremiah Sattazahn on behalf of Regional School District #6, 50 North Street, has filed a site plan application to construct a 12' x 24' pavilion behind the Goshen Elementary School near the playground. The pavilion will be used as an outdoor teaching space and will provide shade for the playground area. The proposed structure meets the setback requirements for the RA-2 Zone that the property is located in. I met with Mr. Sattazahn and discussed the project with him. I also made a site visit to the property. TAHD approval has been granted. I recommend that the PZC approve the site plan.

MacKenzey Melk & Christopher Pannullo, 2 lot Subdivision application for property owned by Edward S & Kim M Bahr at 80 Holmes Rd: Subdivision was approved at the 2/28/23 PZC Meeting. Reviewed approval with applicant and project engineer. Reviewed easement documents and forwarded them to the Town Attorney and Public Works Director. Revisions were made and approved by the Town Attorney and Public Works Director. Pins and monuments were set by surveyor. The Recording Mylar Subdivision Map and easement documents were filed on the Land Records.

Linda Merchant, Accessory Buildings – no permits, 26 Flora Road: Issued a Zoning Violation letter requesting voluntary compliance to property owner. 3 accessory buildings were constructed on the property without the necessary Inland Wetlands,

Zoning, Torrington Area Health District and Building Permits. One of the buildings, “The Studio,” includes a deck and stairs and appears to have a bedroom and bathroom. This building does not appear to meet the required Zoning setbacks for an accessory building – studio. The other two buildings appear to be maintenance sheds.

Issued 23-04 ZP to Stephen Ferro, 506 East Hyerdale Drive, construct accessory building.

Issued 23-05 ZP to Michael Prause, 679 Sharon Turnpike, construct 2 accessory buildings.

Issued ZP 23-6 ZP to Howard Noreika, 57 East Hyerdale Drive, construct dwelling.

Issued ZP 23-7 ZP to Jill Musselman, 498 East Hyerdale, construct additions.

Issued ZP 23-8 ZP to Damon Shanks, 42 Pond Ridge Rd., construct accessory building.

Issued ZP 23-9 ZP to Daniel Osipowicz, 91 5 ½ Mile Rd., construct dwelling.

Issued ZP 23-10 ZP to Goshen Housing Trust, Unit 10, 59 Torrington Rd., change use, 2nd floor office to residential use.

Issued ZP 23-11 ZP to Rebuilding Together Litchfield County, for Lisa Elliott, 66 West Side Rd., construct handicap ramp addition.

Issued ZP 23-65 ZP to Karen Ross, 153 West Hyerdale Drive, construct addition.